

FOR SALE

Residence and Shop on 3+ Acre Parcel of Land

7850 Roblin Boulevard, Headingley, Manitoba



**MINUTES FROM
TRANSPORTATION
ROUTES**



**GREAT
ACCESS**



**ONSITE
PARKING**



**CITY WATER
& SEWER**

www.shindico.com

Shindico

FOR SALE

7850 Roblin Boulevard, Headingley, Manitoba



THE OPPORTUNITY

Acquire a 2,440 +/- SF shop and residence situated on 3 +/- acre parcel of land in Headingley, MB.

LOCATION

- South side of Roblin Boulevard, Headingley, MB. 5 kilometers west of Perimeter Highway.

FINANCIAL

Sale price	\$1,075,000
Property Taxes (2022)	\$4,982.65
Title Number	2724619
Roll Number	18800

204.474.2000

Shindico

FOR SALE

7850 Roblin Boulevard, Headingley, Manitoba

3 BEDROOM BUNGALOW

Construction	Wood Frame, Vinyl Siding
Size	1,587 SF
Electrical	100 AMP

- Remodeled kitchen with island.
- Main floor laundry, fridge, stove, dishwasher, washer and dryer included.
- Dining room with hardwoods floors.
- Several windows have been replaced.
- Interlocking brick patio.
- Mature trees.
- 2 storage sheds.
- Maintenance free siding and soffets.

2 Car Garage

- 32'x26', demising wall.
- 1 side is heated and insulated.
- 2-10'x8' Overhead doors with openers.

Basement

- Large rec room.
- Brick base for wood burning stove. (Fireplace chimney needs to be replaced before using).
- Bedroom, washroom.
- Utility room.
- Wet bar.

LAND

Address	7850 Roblin Boulevard
Lot Size	3.16 Acres
Dimensions	140.68' x 980.41'
Zoning	Rural Agricultural Conditional use may be required for certain uses of shop.

SHOP

Building Size	2,440 +/- SF
Dimensions	40.4' x 60.4'
Construction	2' x 6' Walls, 29 Guage Steel Exterior Siding
Year Built	2006
Sewer & Water	Municipal
Heat	28 KW - Electric In-Floor Hot Water System
Insulation	Walls - R20 Ceiling - R40
Lighting	C5 Flourescent
Shop Ceiling Height	18'
Column Spacing	Clear Span
Electrical	15 KVA, 347/600 Volt, 3 Phase
Overhead Doors	1 - 10' x 10' 1 - 14' x 14' Concrete pad in front of overhead doors

*The Purchaser is responsible for confirming the accuracy of size and all other information during its due diligence

- Partial gravel yard.
- Floor drain.

FOR SALE

7850 Roblin Boulevard, Headingley, Manitoba

RESIDENCE



204.474.2000

Shindico

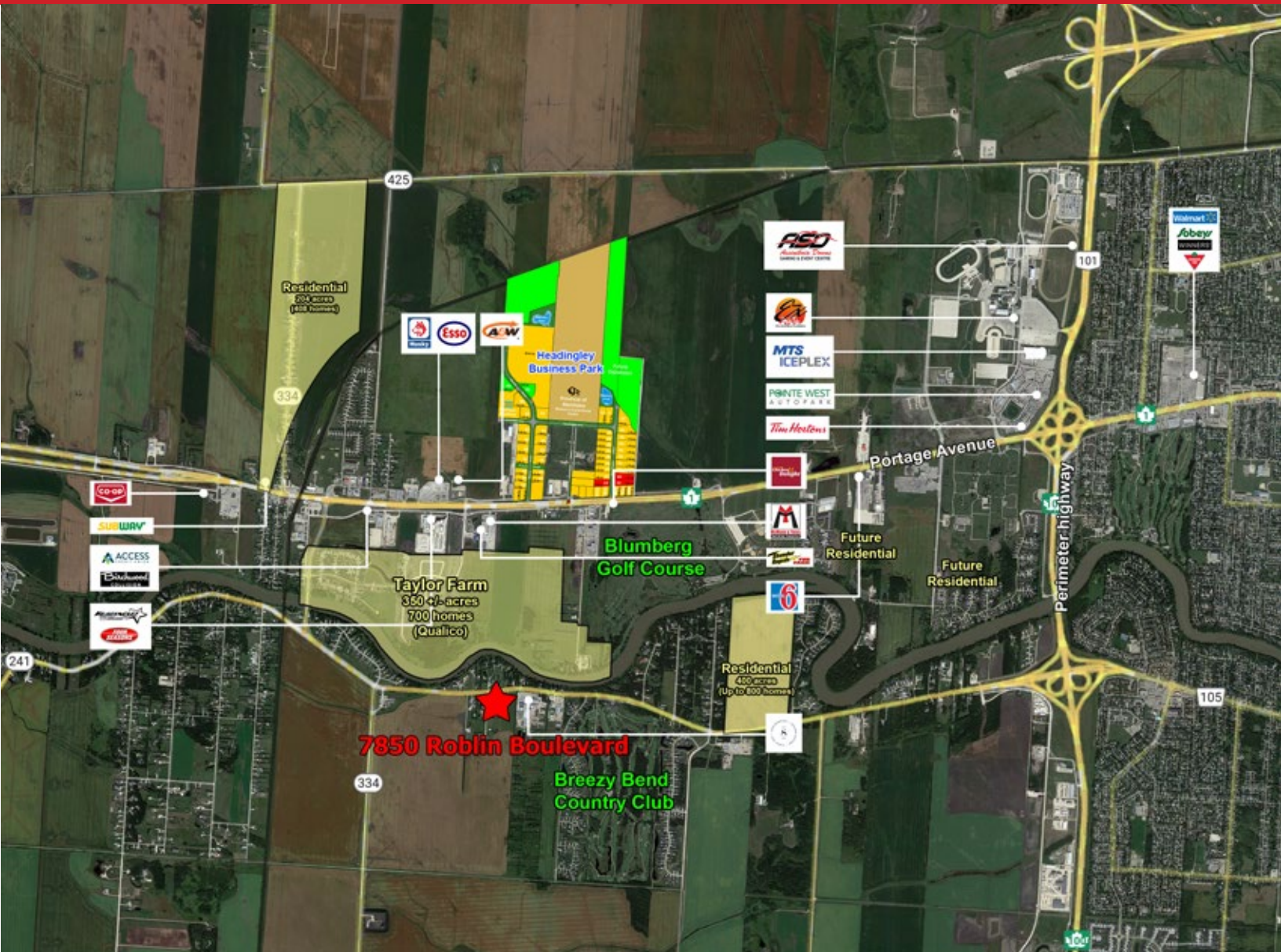
FOR SALE

7850 Roblin Boulevard, Headingley, Manitoba



FOR SALE

7850 Roblin Boulevard, Headingley, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

Ian Corbett*

*Services provided by Ian Corbett Personal Real Estate Corporation

P (204) 928-8231

C (204) 688-7653

icorbett@shindico.com

Shindico Realty Inc.

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

inquire@shindico.com

www.shindico.com



Shindico

Succeeding by Helping Others Succeed



Shindico is dedicated to the protection of the environment and the communities that we are a part of.

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies.011224